

006.0

0005

0012.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

1,046,900 / 1,046,900

APPRAISED:

USE VALUE:

ASSESSED:

1,046,900 / 1,046,900

1,046,900 / 1,046,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
7		RANDOLPH ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: ANGELAKIS SOTIRIOS--ETAL	
Owner 2: ANGELAKIS DINA P	
Owner 3:	

Street 1: 7 RANDOLPH STREET

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov:

Postal:

NARRATIVE DESCRIPTION

This parcel contains .115 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1915, having primarily Wood Shingle Exterior and 2795 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 1 HalfBath, 12 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5000		Sq. Ft.	Site		0	80.	1.14	1									456,000						456,000	

IN PROCESS APPRAISAL SUMMARY

Use Code							Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
104							5000.000		585,800		5,100		456,000		1,046,900						5782	
																					GIS Ref	
																					GIS Ref	
																					Insp Date	
																					10/21/17	



USER DEFINED

Prior Id # 1:	5782
Prior Id # 2:	
Prior Id # 3:	
Date:	12/29/21
Time:	18:44:59
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Date:	11/06/17
Time:	09:20:22
ekelly	
609	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

PREVIOUS ASSESSMENT								Parcel ID		006.0-0005-0012.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date	
2022	104	FV	585,800	5100	5,000.	456,000	1,046,900		Year end	12/23/2021	
2021	104	FV	559,600	5100	5,000.	456,000	1,020,700		Year End Roll	12/10/2020	
2020	104	FV	559,600	5100	5,000.	456,000	1,020,700	1,020,700	Year End Roll	12/18/2019	
2019	104	FV	415,400	5100	5,000.	484,500	905,000	905,000	Year End Roll	1/3/2019	
2018	104	FV	415,400	5100	5,000.	353,400	773,900	773,900	Year End Roll	12/20/2017	
2017	104	FV	390,000	5100	5,000.	307,800	702,900	702,900	Year End Roll	1/3/2017	
2016	104	FV	390,000	5100	5,000.	262,200	657,300	657,300	Year End	1/4/2016	
2015	104	FV	348,100	5100	5,000.	256,500	609,700	609,700	Year End Roll	12/11/2014	

SALES INFORMATION

Grantor		Legal Ref		Type	Date	Sale Code		Sale Price		V	Tst	Verif	Notes	
		21396-132			9/1/1991			250,000		No	No	Y		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/5/2017	519	Redo Bat	12,000	C				
2/3/2004	73	Porch	42,000					2 STORY PORCH 2ND
5/28/2002	380	Porch	10,500	C				REPLACE FRONT PORC

ACTIVITY INFORMATION

Date	Result	By	Name
10/21/2017	MEAS&NOTICE	HS	Hanne S
1/26/2009	Meas/Inspect	189	PATRIOT
10/25/1999	Inspected	267	PATRIOT
9/22/1999	Mailer Sent		
9/22/1999	Measured	263	PATRIOT
8/28/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA _____/_____/_____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH															
Type: 13 - Multi-Garden	2A - 2 Sty +Attic	Full Bath: 2	Rating: Average	A Bath:	Rating:									<table border="1"> <tr><td>SFI</td><td>4 (64)</td></tr> <tr><td>16</td><td>10</td></tr> <tr><td>SFL</td><td>OPP</td></tr> <tr><td>16</td><td>(160)</td></tr> <tr><td colspan="2">24</td></tr> </table>				SFI	4 (64)	16	10	SFL	OPP	16	(160)	24	
SFI	4 (64)																										
16	10																										
SFL	OPP																										
16	(160)																										
24																											
(Liv) Units: 2	Total: 2	3/4 Bath:	Rating:	A 3QBth:	Rating:																						
Foundation: 3 - BrickorStone	Frame: 1 - Wood	1/2 Bath: 1	Rating: Good	A HBth:	Rating:																						
Prime Wall: 1 - Wood Shingle	Sec Wall:	OthrFix:	Rating:	WSFlue:	Rating:																						
Roof Struct: 1 - Gable	Roof Cover: 1 - Asphalt Shgl	Kits: 2	Rating: Good	Fpl: 1	Rating: Very Good																						
Color: BEIGE	View / Desir:	A Kits:	Rating:	WSFlue:	Rating:																						
GENERAL INFORMATION				OTHER FEATURES				RESIDENTIAL GRID																			
Grade: C - Average	Year Blt: 1915	Eff Yr Blt:	Location:	Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O											
Alt LUC:	Alt %:	Total Units:	Other																								
Jurisdct:	Fact: .	Floor:	Upper																								
Const Mod:	Lump Sum Adj:	% Own:	Lvl 2																								
INTERIOR INFORMATION				Location:	Lvl 1																						
Avg Ht/FL: STD	Prim Int Wal 2 - Plaster	Name:	Lower																								
Sec Int Wall:	%	Total Units:																									
Partition: T - Typical	Phys Cond: GD - Good	18. %	Totals	RMS: 12	BRs: 6	Baths: 2	HB: 1																				
Prim Floors: 3 - Hardwood	Functional:	%	REMODELING	No Unit	RMS	BRS	FL																				
Sec Floors:	Economic:	%	Exterior:	2	6	3	M																				
Bsmnt Flr: 12 - Concrete	Special:	%	Interior:																								
Subfloor:	Override:	%	Additions:																								
Bsmnt Gar:	Total: 18.6 %		Kitchen:																								
Electric: 3 - Typical			Baths:																								
Insulation: 2 - Typical			Plumbing:																								
Int vs Ext: S			Electric:																								
Heat Fuel: 1 - Oil			Heating:																								
Heat Type: 5 - Steam			General:																								
# Heat Sys: 2			Totals	2	12	6																					
% Heated: 100	% AC:																										
Solar HW: NO	Central Vac: NO																										
% Com Wal	% Sprinkled																										
MOBILE HOME				Make:	Model:	Serial #:	Year:	Color:																			
SPEC FEATURES/YARD ITEMS																											
PARCEL ID 006.0-0005-0012.0																											
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value										
3	Garage	D	Y	1	20X20	A	AV	1915	21.25	T	40	104			5,100		5,100										
More: N	Total Yard Items:	5,100	Total Special Features:												Total:	5,100	IMAGE										